

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, June 22, 2017 at 4:15 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*



## **CITY PLAN COMMISSION**

### **JUNE AGENDA**

**Wednesday, June 28, 2017**

**Work Session 12:00 PM**

**City Council Conference Room 290**

**Public Hearing 1:30 PM**

**City Council Chamber**

**200 Texas St.**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit**

<http://fortworthtexas.gov/planninganddevelopment/platting/>

#### **Commissioners:**

Vicky Schoch, CD 1  
Jennifer Trevino, CD 2  
Vacant, CD 3  
Mark Brast, CD 4  
Robert Horton, CD 5

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Stephanie Spann, CD 6  
Edward Deegan, CD 7  
Don Boren, Chair CD 8  
Mike Brennan, Vice Chair CD 9  
Bob Kelly, Alternate

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#### **I. WORK SESSION: 12:00 P.M. City Council Conference Room 290**

A. Correspondence & Comments	Staff & Chair
B. Lunch	
C. Review of Cases on Today's Agenda	Staff
D. Cumulative Impacts and Stormwater Permitting	Staff
E. Como/Sunset Heights NEZ Strategic Plan	Staff

#### **II. PUBLIC HEARING: 1:30 P.M. City Council Chamber**

A. Approval of Previous Month's Minutes  
B. Approval of Previously Recorded Final Plats

C. Continued Case (1)

1. **VA-17-013**      **Portions of Live Oak Street, East 2<sup>nd</sup> Street and East 3<sup>rd</sup> Street.**  
**Council District 8.**

- a. Being portions of Live Oak Street, East 2<sup>nd</sup> Street and East 3<sup>rd</sup> Street, as dedicated by the Moore Thornton and Company Addition an unrecorded addition in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of East 1<sup>st</sup> Street, north of East 4<sup>th</sup> Street, east of Hays Street and west of the Union Pacific railroad lines.
- c. Applicant: Fort Worth Transportation Authority.
- d. Applicant Requests: Approval of a recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council to vacate portions of Live Oak Street, East 2nd Street and East 3rd Street, and approval of one Subdivision Ordinance waiver to the requirement to replat the right-of-way into the adjoining property.

D. New Cases (17)

2. **FS-17-041**      **Brunner Estate, Lots 1 and 2 (Waiver Request):**    **ETJ – Tarrant County.**

- a. Being a 9.996 acre tract of land situated in the John Crawford Survey, Abstract No. 333, Tarrant County, Texas.
- b. Location: 4800 Wind Hill Court West.
- c. Applicant: Kurt and Barbara Brunner.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of the requested waiver to allow more than thirty (30) single family dwelling units to be platted on a single point of access.

**3. FS-17-125      Lots 22R1 and 22R2, Block 44, University Place: Council District 9.**

- a. Being a replat of Lot 22 and a portion of Lot 12, Block 44, University Place, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 800, Page 210, PRTCT.
- b. Location: 2718 Waits Avenue.
- c. Applicant: Ladera Holdings I, LLC.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. DRC Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

**4. FS-17-133      Parvin Estates, Lots 1 and 2, Block 1 (Waiver Request): ETJ – Johnson County.**

- a. Being a 5.063 acre tract of land situated in the Samuel S. Carpenter Survey, Abstract No. 1101, Johnson County, Texas.
- b. Location: 8716 County Road 612.
- c. Applicant: Crystal Parvin Brown.
- d. Applicant Requests: Approval of one Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of one Subdivision Ordinance waiver to maintain the rural cross section for County Road 612.

**5. FP-15-078      Primrose Crossing (Waiver Request): 98 Single-Family Detached Lots and 2 Private Open Space Lots. Council District 6.**

- a. Being approximately 19.264 acres in the Juan Jose Albirado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Brewer Boulevard, north of future West Risinger Road, and southeast of Old Granbury Road.
- c. Applicant: Wilbow-Llano Springs Development Corporation.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of a waiver to allow the issuance of a building permit for the screening wall adjacent to West Risinger Road prior to the recordation of this final plat.

**6. VA-17-004      Portion of Maple Street. Council District 8.**

- a. Being a portion of Maple Street between Blocks 4 and 5, Greenway Place Addition, as recorded in Volume 1639, Page 428, DRTCT.
- b. General Location: North of Mony Street, south of Greenfield Avenue and west of Lotus Avenue.
- c. Applicant: Kane Urban.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of Maple Street between Blocks 4 and 5, Greenway Place Addition.

**7. VA-17-009      Alley Vacation in Block 6, Terrell's Subdivision. Council District 9.**

- a. Being an alley in Block 6, Terrell's Subdivision, as recorded in Volume 63, Page 155, PRTCT.
- b. General Location: North of West Rosedale Street, south of West Dashwood Street, east of South Adams Street and west of Washington Avenue.
- c. Applicant: Robert H. McKenzie and Reza Bryant.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of an alley in Block 6, Terrell's Subdivision.

**8. VA-17-021      Alley Vacation in Block 38, Tucker's Addition. Council District 9.**

- a. Being an alley in Block 38, Tucker's Addition, as recorded in Volume 63, Page 124, PRTCT.
- b. General Location: North of Terrell Avenue, south of Leuda Street, east of Bryan Avenue and west of Crawford Street.
- c. Applicant: Linda Claytor.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of an alley in Block 38, Tucker's Addition.

**9. VA-17-023      Vacation of a Portion of 12<sup>th</sup> Street. Council District 8.**

- a. Being a portion of 12<sup>th</sup> Street as shown on the plat for Lincoln Place, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 1627, Page 351, DRTCT.
- b. General Location: North of Finley Street, south of Ennis Avenue and east of Riverside Drive.
- c. Applicant: Steve Higgins.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of 12th Street as shown on the plat for Lincoln Place.

**10. VA-17-024      Vacation of a Portion of an Unnamed Street. Council District 8.**

- a. Being a portion of an Unnamed Street as shown on the plat for Lincoln Place, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 1627, Page 351, DRTCT.
- b. General Location: North of Finley Street, south of Ennis Avenue and east of Riverside Drive.
- c. Applicant: Steve Higgins.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of an Unnamed Street as shown on the plat for Lincoln Place.

**11. VA-17-025      Vacation of a Portion of Merida Avenue and an Alley in Block 19, Prospect Heights Addition and a Portion of an Alley in Block 20, Prospect Heights Addition. Council District 9.**

- a. Being a portion of Merida Avenue and the Alley in Block 19 and a portion of the Alley in Block 20, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 59, DRTCT.
- b. General Location: North of Bowie Street, south of Lowden Street, west of Sandage Avenue and east of Lubbock Avenue.
- c. Applicant: Texas Christian University.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of Merida Avenue and the Alley in Block 19 and a portion of the Alley in Block 20, Prospect Heights Addition.

**12. VA-17-026      Vacation of a Portion of Maryland Avenue and East Daggett Avenue. Council District 8.**

- a. Being a portion of Maryland Avenue between Vickery Boulevard and East Broadway Avenue along with a portion of East Daggett Avenue from the Union Pacific Railroad lines to Maryland Avenue, as originally dedicated by the plats of Morris and Bass Addition and Daggett Second Addition, unrecorded additions, in the City of Fort Worth, Tarrant County Texas.
- b. General Location: North of East Broadway Avenue, east of the Union Pacific Railroad lines, south of Vickery Boulevard and west of South Freeway.
- c. Applicant: Susan and Richard Miller.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of Maryland Avenue and a portion of East Daggett Avenue as originally dedicated by the plats of Morris and Bass Addition and Daggett Second Addition.

**13. VA-17-027      Vacation of a Portion of Pennsylvania Avenue.    Council District 9.**

- a. Being a 1.5 foot strip of right-of-way along Lot 1-R-1, Block 19-R-1, Tucker Addition, an addition to the City of Fort Worth, Tarrant County, Texas, originally recorded in Volume 63, Page 124, PRTCT.
- b. General Location: North of Leuda Street, east of St. Louis Avenue and west of Main Street.
- c. Applicant: Warner Stone.
- d. Applicant Requests: Approval of the recommendation to City Council.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a 1.5 foot strip of right-of-way along Lot 1-R-1, Block 19-R-1, Tucker Addition.

**14. PP-13-008      Richmond (Revision): 759 Single-Family Detached Lots, 32 Private Open Space Lots, 2 Commercial Lots, 1 Multi-Family Lot, 1 Institutional Lot, and 1 Church Lot.    Council District 7.**

- a. Being approximately 358.34 acres of land in the Samuel Lockhart Survey, Abstract No. 977; the William Redfield Survey, Abstract No. 1348; the George Matthews Survey, Abstract No. 1078; and the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Bonds Ranch Road West; southwest of SH 287/81; west of FM 156 (Blue Mound Road); north of Side Saddle Trail and Bareback Lane in Liberty Crossing Addition; and east of the Burlington Northern & Santa Fe (Gulf Colorado Santa Fe) Railway.
- c. Applicants: North Richland Hills Baptist Church of Fort Worth.
- d. Applicant Requests: Approval of the preliminary plat revision.
- e. DRC Recommends: Approval of the preliminary plat revision for a land use change from multifamily to a church campus for Lot 1, Block 35.

**15. PP-14-005    Lake Vista Ranch (Revision): 497 Single-Family Detached Lots, 16 Private Open Space Lots, and 1 Commercial Lots. Council District 7.**

- a. Being approximately 111.54 acres in the D.C. Pace Survey, Abstract No. 1234 and the E.A. Shultz Survey, Abstract No. 1329, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Boaz Road, east of Boat Club Road, south of Bailey Boswell Road, and west of Bowman Roberts Road.
- c. Applicant: Boaz Road, LP.
- d. Applicant Requests: Approval of two preliminary plat revisions and approval of two Subdivision Ordinance waivers.
- e. DRC Recommends:
  - 1) Denial of the revision to eliminate the street connection with a perimeter street (Boat Club Road) near the southwest corner of the preliminary plat;
  - 2) Approval of the revision to eliminate the extension of the street from Boswell Ranch (Spotted Doe Drive) into Lake Vista near the northwest corner of the preliminary plat; and
  - 3) Approval of the related waivers of the following Subdivision Ordinance requirements:
    - to extend a street to the subdivision boundary to connect with an adjoining street (Spotted Doe Drive) and
    - to provide secondary access for 39 single-family dwelling units rather than the maximum 30 dwelling units allowed.



**16. PP-16-026     Revelstoke (Revision): 255 Single-Family Detached Lots, 6 Private Open Space Lots, 2 Multi-Family Lot, and 1 Institutional Lot. Council District 7.**

- a. Being approximately 98.802 acres of land in the Samuel Lockhart Survey, Abstract No. 977, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of US 287, south of Bonds Ranch Road, west of Saltbrush Street, and north of the future extension of Heritage Trace Parkway.
- c. Applicant: HPC Revelstoke Residential, LTD.
- d. Applicant Requests: Approval of the preliminary plat revisions.
- e. DRC Recommends: Approval of the following revisions to the preliminary plat:
  - 1) land use change from residential to an elementary school site;
  - 2) construction of Belle Prairie Trail between Spanish Needle Trail and Street 6 to collector standards with a 37-foot road in a 60-foot right-of-way; and
  - 3) phasing as appears on the preliminary plat face that reflects phase C (the school tract) dependent on phase A, Section 1A with construction of the following in phase A, Section 1A:
    - Spanish Needle Trail from its terminus to US 287;
    - Needle Cactus Drive from its terminus and Streets 4 & 6; and
    - Belle Prairie Trail between Spanish Needle Trail and Street 6.

**17. FP-17-042     Revelstoke (Waiver Request): 1 Institutional Lot. Council District 7.**

- a. Being approximately 15.638 acres of land in the Samuel Lockhart Survey, Abstract No. 977, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of US 287, south of Bonds Ranch Road, west of Saltbrush Street, and north of the future extension of Heritage Trace Parkway.
- c. Applicant: Northwest Independent School District.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of a waiver to allow the issuance of a building permit for NISD's construction of the elementary school building prior to the recordation of this final plat, subject to the following conditions being met prior to the issuance of the building permit:
  - 1) Approval of the Queueing Study by the Transportation and Public Works and Fire Departments,
  - 2) Execution of the Community Facilities Agreement for construction of the infrastructure to serve the school site and to implement the Queueing Study, and
  - 3) Recordation of the related final plat(s) containing the infrastructure to serve the school site and implement the Queueing Study.

**18. PP-17-019      Julia Martin Addition: 10 Single-Family Attached Lots, 2 Private Driveway Lots, and 2 Private Open Space Lots. Council District 9.**

- a. Being a replat of Lots 3 and 4, Block 21 and Lot 5R, Block 21, Julia Martin, an Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Vol. 106, Page 35, PRTCT and #D209120928, RPRTCT.
- b. General Location: East of College Avenue, south of Daggett Avenue, west of Lipscomb Street, and north of Broadway Avenue.
- c. Applicant: Cornerstone Projects Group, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of two Subdivision Ordinance waivers.
- e. DRC Recommends: Approval of the preliminary plat and approval of the following waivers:
  - 1) to allow eight (8) residential lots to access a private sidewalk in a public use easement in an HOA private open space lot rather than a public or private street, and
  - 2) to allow ten (10) residential lots less than 50 feet in width to be served by rear entry access from private, shared driveways rather than an abutting side or rear alley or a common shared driveway centered over the common lot lines between adjacent dwelling units.

**19. PP-17-023      Willow Ridge Estates: 73 Single-Family Detached Lots and 3 Private Open Space Lots. Council District 7.**

- a. Being approximately 31.196 acres in the James Rightly Survey, Abstract Number 1268 and the Henry Robertson Survey, Abstract Number 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: West of Wagley Robertson Road, north of Round Lane west, east of the extension of Summit Gale Way, and south of Pinnacle Ridge Road.
- c. Applicant: Pulte Homes of Texas, L.P.
- d. Applicant Requests: Approval of the preliminary plat and a Subdivision Ordinance waiver.
- e. DRC Recommends: Approval of the preliminary plat and approval of a Subdivision Ordinance waiver to allow one block that is approximately 2,200 feet in length and exceeds the maximum 1,320 feet allowed.

E. Other Matters of Business (4)

**20. 3230 Vine Street (Waiver Request). Council District 5.**

- a. Being approximately 0.479 acres being the remainder of Lots 1-4, Block 1, Johnson Addition, an addition to the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South and east of Vine Street and west of House Anderson Road.
- c. Applicant: Gilbert Liske.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver.
- e. DRC Recommends: Denial of the requested waiver to allow the issuance of building permits for a detached garage and storage building prior to recording a final plat with Tarrant County.

**21. PP-15-011 Lone Star Crossing (Time Extension): 1 Commercial Lot. Council District 7.**

- a. Being approximately 44.03 acres in the T. Walden Thomas Survey, Abstract No. 1921; N.S. Creed Survey, Abstract 1898; the James A. Ashford Survey, Abstract No. 1776; and the M.E.P.&P. R.R. Co. Survey, Abstract No. 1143, City of Fort Worth, Tarrant County, Texas.
- b. General Location: East of I-35W (North Freeway), south of Westport Parkway, west of Old Denton Road, and north of Alliance Gateway.
- c. Applicant: AIL Investments, L.P.
- d. Applicant Requests: Approval of the extension of the preliminary plat.
- e. DRC Recommends: Approval of the extension of the preliminary plat expiration for one year to June 24, 2018.

**22. PP-15-017      Sendera Ranch (Time Extension): 95 Single-Family Detached Lots and 4 HOA Private Open Space Lots. Council District 7.**

- a. Being approximately 43 acres in the Matthew Ashton Survey, Abstract Number 1, City of Fort Worth, Denton County, Texas.
- b. General Location: East of the extension of Sendera Ranch Boulevard and north of Fallingwater Trail and Zanna Grace Way.
- c. Applicant: Serene Sendera Ranch L.P.
- d. Applicant Requests: Approval of the extension of the preliminary plat.
- e. DRC Recommends: Approval of the extension of the preliminary plat expiration for one year to June 24, 2018.

**23. FP-15-057      Sendera Ranch (Time Extension): 95 Single-Family Detached Lots and 4 HOA Private Open Space Lots. Council District 7.**

- a. Being approximately 43 acres in the Matthew Ashton Survey, Abstract Number 1, City of Fort Worth, Denton County, Texas.
- b. General Location: East of the extension of Sendera Ranch Boulevard and north of Fallingwater Trail and Zanna Grace Way.
- c. Applicant: Serene Sendera Ranch L.P.
- d. Applicant Requests: Approval of the extension of the final plat.
- e. DRC Recommends: Approval of the extension of the final plat expiration for one year to June 9, 2018.

**Adjournment: \_\_\_\_\_**

**ACCESSIBILITY STATEMENT**

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**DECLARACIÓN DE ACCESIBILIDAD**

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**EXECUTIVE SESSION**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.